

Board of Supervisors Hearing Date: February 24, 2009
Case Summary: Project No. R2006-03317-(5)
Conditional Use Permit No 200600255-(5)
Project Applicant: Gevorg Voskanian

RPC Hearing Date: October 08, 2008

Synopsis

The applicant, Mr. Gevorg Voskanian, requests a conditional use permit to construct a 5-unit apartment in an R-2 (Two Family Residence) Zone. The subject property is a 14,411 square foot lot located at 2128 Glenada Ave within the Montrose Zoned District.

The proposed development is a craftsman style apartment complex with five 2-story units, each with 3 bedrooms, and each with 3-car subterranean parking. Thirty-six percent of the lot is covered with structures, 22 percent is landscaped, and the remaining 42 percent consists of hardscape.

The General Plan Land Use Policy designation for the subject property is 3- Medium Density Residential, which allows for a density of 12 to 22 dwelling units per acre. The property is also within the La Crescenta Montrose Community Standards District and subject to its development and design standards for multi-family structures.

The Regional Planning Commission considered the proposed project on October 8, 2008 and voted 5-0 to approve the project.

Conditional Use Permit: To construct an apartment in an R-2 Zone.

Project Proponents

The applicant, the applicant's agents, and three other persons spoke in support of the proposal and provided the following testimony:

- There is a need for multi-family housing in the area.
- The project is consistent with the General Plan's density requirement.
- The project complies with the development and design standards in the CSD.

Project Opposition

Five persons spoke in opposition and provided the following testimony:

- The project would change the neighborhood's character.
- The project would increase traffic and increase off-site parking unto the residential street.
- The apartment would decrease the value of adjacent single family residences.
- The project would result in increased density.